

GRANT COUNTY LAND PARTITION PLAT # 2017-05
BEING A REPLAT OF GRANT COUNTY
LAND PARTITION PLAT NO. 97-28

Situated in T.11S., R.26E., W.M.,
Grant County, Oregon, as follows:
Section 19 - Lot 4
Section 30 - W1/2 & SE1/4
Section 31 - W1/2

Survey of Parcel 2 completed on Aug. 2, 2017

NARRATIVE

This re-plat of Grant County Land Partition Plat No. 97-28 was prepared at the request of Colin MacArthur and Humphreys' Ranch, Inc., for the purpose of correcting the location of Parcel 2 as shown on said Partition.

The intent of the location of Parcel 2 is to encompass the existing rock quarry. The SE and SW corners of Section 30 are recovered by survey and pins are set on the boundary of Parcel 2 as shown.

Parcel 1 was not surveyed during the preparation of this Plat. Record survey data and Partition Plat No. 97-28 are utilized as a basis for this re-plat as shown herein. The protracted measurements shown herein are not identical to Grant County Partition No. 97-28. In order to avoid any possible confusion, the record courses from said Partition are not shown.

SURVEYOR'S CERTIFICATE

I, Kenneth H. Delano Jr., Professional Land Surveyor registered in the State of Oregon, hereby certify that I have correctly depicted unsurveyed Parcel 1 and have surveyed and properly monumented Parcel 2, as shown on this re-plat in accordance with O.R.S. Chapter 92, the exterior boundary of which is described as Parcel 1 of Grant County Land Partition Plat No. 97-28, filed in the office of the Grant County Clerk on October 29, 1997.

I hereby designate the SE corner of Section 30, T.11S., R.26E., W.M., as the Initial Point for this Replat.


KENNETH H. DELANO JR., P.L.S.
STAFF SURVEYOR

OWNER'S DECLARATION

Know all men by these present, that the Humphreys' Ranch Inc., owner of Parcel 1, Grant County Land Partition Plat No. 97-28, and Colin MacArthur, owner of Parcel 2, Grant County Land Partition Plat No. 97-28, have cause said lands to be re-platted as shown herein, in accordance with O.R.S. Chapter 92.

The Humphreys' Ranch, Inc., does hereby grant a nonexclusive access easement, being 30 feet in width, over and across Parcel 1 for the benefit of Parcel 2 as shown hereon.

This Partition is subject to the following:

- 1) The rights of the public and of governmental bodies in and to any portion of the described lands lying within the limits of highways, roads or public ways.
- 2) All easements and rights of way that exist, that may or may not be shown in the public record.
- 3) Subject to any and all matters relating to irrigation ditches that may traverse subject property, including, but not limited to, easements and assessments, if any.
- 4) Private right of way to and for the use of water from a spring, including the terms and provisions thereof, to Nevada Creel, recorded September 23, in Deed Book 66, Page 387 of the Grant County Deed Records, the approximate location is shown hereon.
- 5) A nonexclusive easement and right of way, including the terms and provisions thereof, to the U.S.A., recorded July 5, 1955 in Deed Book 72, Page 409 of the Grant County Deed Records, not to exceed 66 feet in width. Refer to 7) below.
- 6) Access restrictions, with certain limited access granted, including the terms and provisions thereof, to the State of Oregon, recorded July 12, 1963 in Deed Book 89, Page 135, and that certain Indenture of Access recorded December 9, 1964 in Deed Book 92, Page 56 of the Grant County Deed records. Specific access restrictions to Highway 19 and approvals are not shown hereon.

OWNER'S DECLARATION (Cont.)

7) An exclusive, perpetual easement, including the terms and provisions thereof, to the U.S.A., recorded August 6, 1976 in Deed Book 115, Page 216 of the Grant County Deed records, being variable in width, the approximate location is shown hereon. This easement appears to coincide with the location of easement 5).

8) A Scenic Easement, including the terms and provisions thereof, to the U.S.A., recorded April 10, 1992 as Instrument No. 920623 of the Grant County Deed records, the approximate location is shown hereon.

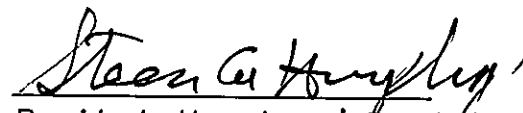
9) Delcaration Prohibiting Pursuit of Claim of Relief, including the terms and provisions thereof, recorded March 16, 2004 as Instrument No. 20040733 of the Grant County Deed records, pertinent to Parcel 2, Grant County Land Partition Plat 97-28.

10) A private, nonexclusive access easement, including the terms and provisions thereof, to the Humphreys' Ranch Inc., recorded November 29, 2006 as Instrument No. 20063046 of the Grant County Deed records, being 30 feet in width, the approximate location is shown hereon.

11) A private easement for ingress and egress, including the terms and provisions thereof, to Jim and Connie Halsey, recorded March 7, 2008 as Instrument No. 20080634 of the Grant County Deed records, being 50 feet in width. Not shown hereon due to insufficient information. Refer to Wheeler County Partition Plat No. 2007-007.


12) A private easement for ingress and egress, including the terms and provisions thereof, to Robert and Cheri Cook, recorded March 19, 2008 as Instrument No. 20080841 of the Grant County Deed records, being 50 feet in width. Not shown hereon due to insufficient information. Refer to Wheeler County Partition Plat No. 2007-007.

13) A private utility easement, including the terms and provisions thereof, to Robert and Cheri Cook, recorded August 1, 2016 as Instrument No. 20161601 of the Grant County Deed records, being 40 feet in width, not shown hereon due to insufficient information.


Steven A. Humphrey
President, Humphreys' Ranch Inc.
Secretary

ACKNOWLEDGMENT
STATE OF OREGON)
COUNTY OF Grant) SS

THIS INSTRUMENT WAS PERSONALLY AKNOWLEDGED BEFORE ME ON August 9th, 2017, BY
Steven A. Humphrey, PRESIDENT, HUMPHREYS' RANCH, INC.
Babette Larson, SECRETARY

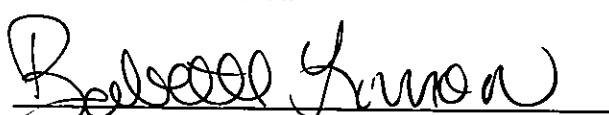

NOTARY SIGNATURE
Babette Larson
NOTARY PUBLIC - OREGON
(Print Name)

COMMISSION # 933276 MY COMMISSION EXPIRES October 26, 2018


Colin MacArthur

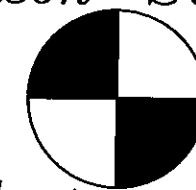
ACKNOWLEDGMENT
STATE OF OREGON)
COUNTY OF GRANT) SS

THIS INSTRUMENT WAS PERSONALLY AKNOWLEDGED BEFORE ME ON August 9th, 2017, BY
COLIN MACARTHUR.


NOTARY SIGNATURE
Babette Larson
NOTARY PUBLIC - OREGON
(Print Name)

COMMISSION # 933276 MY COMMISSION EXPIRES October 26, 2018


Ferguson Surveying



Engineering

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REGISTERED
PROFESSIONAL
LAND SURVEYOR


OREGON
JULY 13, 1999
KENNETH H. DELANO JR.
49865

RENEWS: 1/1/2018

I, KENNETH H. DELANO JR., PLS,
DO HEREBY CERTIFY THAT THIS IS
A TRUE AND EXACT COPY.


KENNETH H. DELANO JR., PLS

APPROVALS


APPROVED THIS 7 DAY OF August, 2017.


GRANT COUNTY SURVEYOR

APPROVED THIS 9th DAY OF August, 2017.


GRANT COUNTY PLANNING COMMISSION

ALL AD VALOREM AND SPECIAL ASSESSMENTS DUE
PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.


Tom Cates, CHIEF DEPUTY ASSESSOR
GRANT COUNTY ASSESSOR/TAX COLLECTOR

DATE: 8-9-17

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED
ON THE 9th DAY OF August, 2017 AT 10:38 O'CLOCK
A.M., AND RECORDED AS PARTITION PLAT NO. 2017-05
GRANT COUNTY RECORDS.


GRANT COUNTY CLERK

RECEIVED AND FILED
GRANT COUNTY SURVEYOR

AUG 15 2017

BY: 